

City Council
Atlanta, Georgia

08-0-2437

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-81
Date Filed: 11-12-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **493 and 497 Wilmer Street, N.E.** be changed I-I (Light Industrial) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 18, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-1

493 Wilmer Street NE

All of that tract or parcel of land lying or being in Land Lot 18, 14th Land District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the southerly right of way of Dallas Street (50' R.O.W.) and the easterly right of way of Wilmer Street (50' R.O.W.);

Thence southerly along the easterly right of way of Wilmer Street (50' R.O.W.) 145.39 feet to a point;

said point being THE POINT OF BEGINNING.

thence leaving said right of way North 82 degrees 31 minutes 26 seconds East, a distance of 153.21 feet to a point;

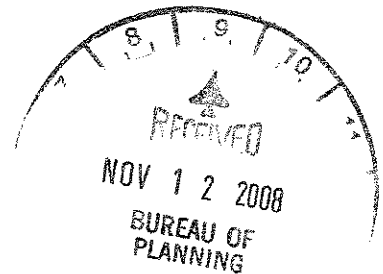
thence South 01 degrees 52 minutes 22 seconds West, a distance of 48.49 feet to a ½" rebar;

thence South 82 degrees 59 minutes 30 seconds West, a distance of 153.98 feet to a point on the easterly right of way of Wilmer Street (50' R.O.W.);

thence northeasterly along the easterly right of way of Wilmer Street (50' R.O.W.) North 03 degrees 01 minutes 30 seconds East, a distance of 47.38 feet to a point;

said point being THE POINT OF BEGINNING.

Said tract or parcel containing 7,258 square feet or 0.17 acres.



7-00-01

497 Wilmer Street NE

All of that tract or parcel of land lying or being in Land Lot 18, 14th Land District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the southerly right of way of Dallas Street (50' R.O.W.) and the easterly right of way of Wilmer Street (50' R.O.W.);

Thence southerly along the easterly right of way of Wilmer Street (50' R.O.W.) 96.99 feet to a $\frac{3}{4}$ " iron rod;

said $\frac{3}{4}$ " iron rod being THE POINT OF BEGINNING.

thence leaving said right of way North 78 degrees 51 minutes 46 seconds East, a distance of 74.44 feet to a $\frac{1}{2}$ " rebar;

thence North 77 degrees 46 minutes 26 seconds East, a distance of 80.09 feet to a $\frac{1}{2}$ " rebar;

thence South 01 degrees 52 minutes 22 seconds West, a distance of 59.77 feet to a point;

thence South 82 degrees 31 minutes 26 seconds West, a distance of 153.21 feet to a point on the easterly right of way of Wilmer Street (50' R.O.W.);

thence northeasterly along the easterly right of way of Wilmer Street (50' R.O.W.)

North 03 degrees 01 minutes 30 seconds East, a distance of 48.40 feet to a $\frac{3}{4}$ " iron rod; said $\frac{3}{4}$ " iron rod being THE POINT OF BEGINNING.

Said tract or parcel containing 8,078 square feet or 0.19 acres.

2-00-01